

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01005

Date: May 31, 2001

Vavrina Meadows 7th Addition

PROPOSAL: A final plat consisting of 57 residential lots and 4 outlots

GENERAL INFORMATION:

APPLICANT: Lyle Loth
E.S.P., Inc.
601 Old Cheney Road
Lincoln, NE 68512

OWNER: R.C. Krueger Development Company, Inc.
2929 Pine Lake Road
Lincoln, NE 68516

LOCATION: S. 20th Street and Herel Street

LEGAL DESCRIPTION: Outlot A, Vavrinal Meadows 3rd Addition and Lot 74 I.T., located in the W ½ of Section 24, T9N, R6E of the 6th P.M., Lancaster County, Nebraska.

REQUESTED ACTION: Approve final plat

EXISTING ZONING: R-3 Residential in a C.U.P.

SIZE: 22.68 acres, more or less

HISTORY:

Vavrina Meadows Preliminary Plat No. 98029 was approved on February 24, 1999 by the Planning Commission.

Vavrina Meadows 1st Preliminary Plat No. 00022 was approved on March 7, 2001 by the Planning Commission.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of

security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

STAFF RECOMMENDATION:

Approval

Jason Reynolds
Planner

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Final Plat #01005
Vavrina Meadows 7th Addition

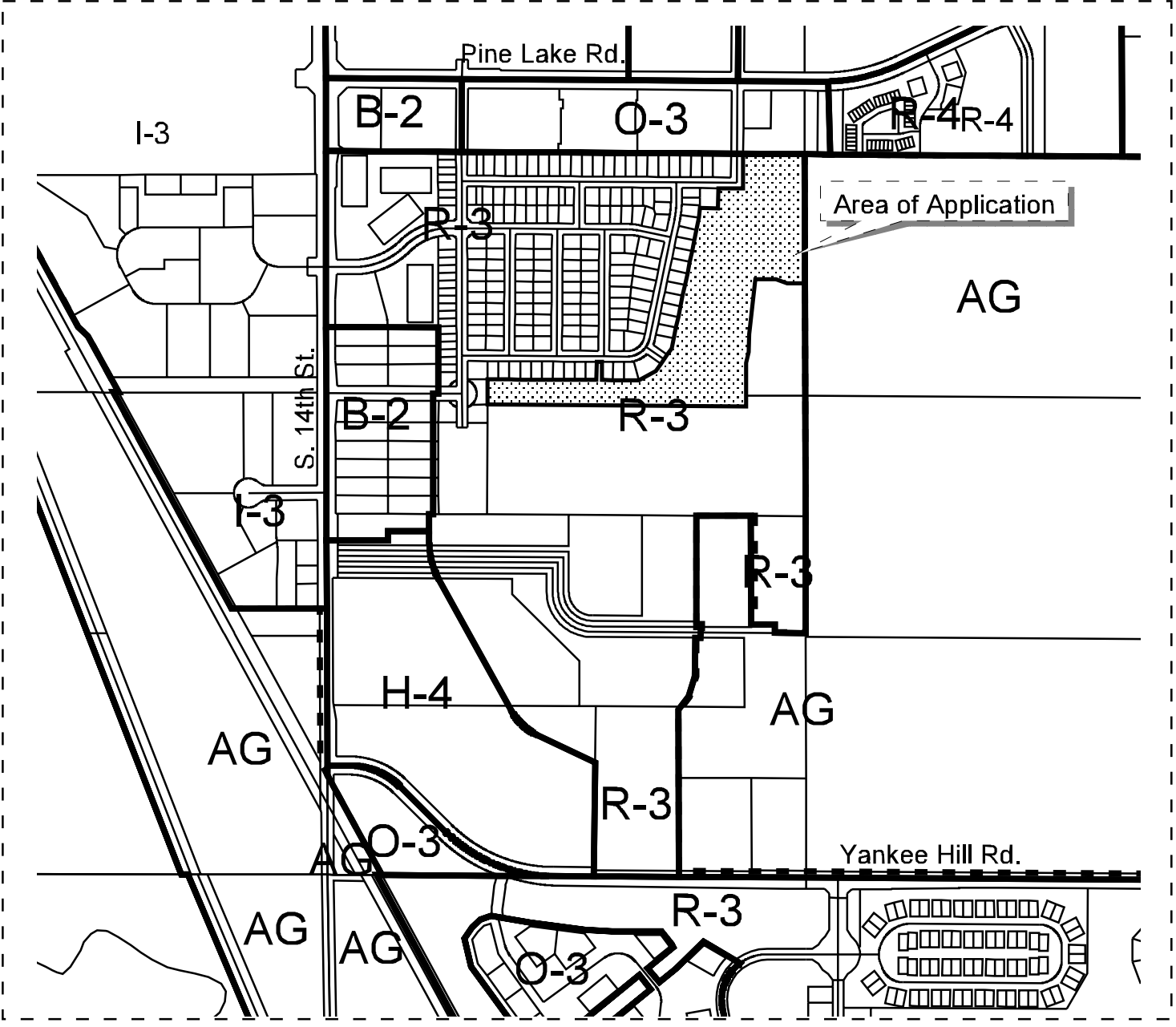


Sheet _____ of _____

Date: _____

Photograph Date: 1999

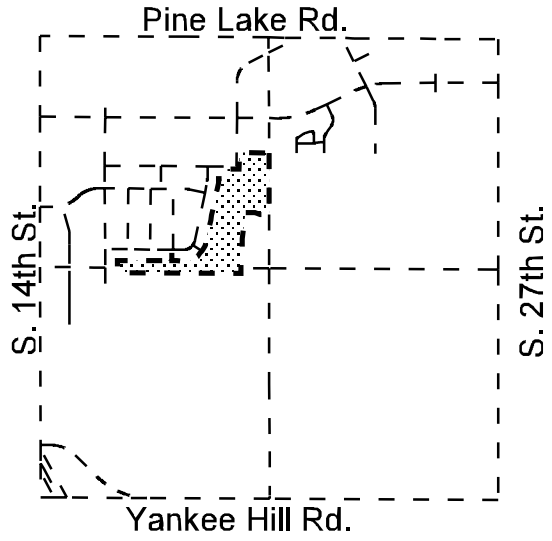
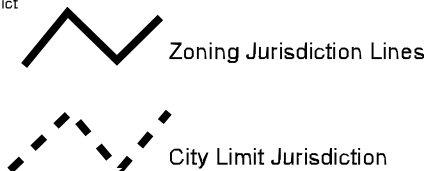
Lincoln City - Lancaster County Planning Dept.



Final Plat #01005 **Vavrina Meadows 7th Addition**

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 24 T9N R6E

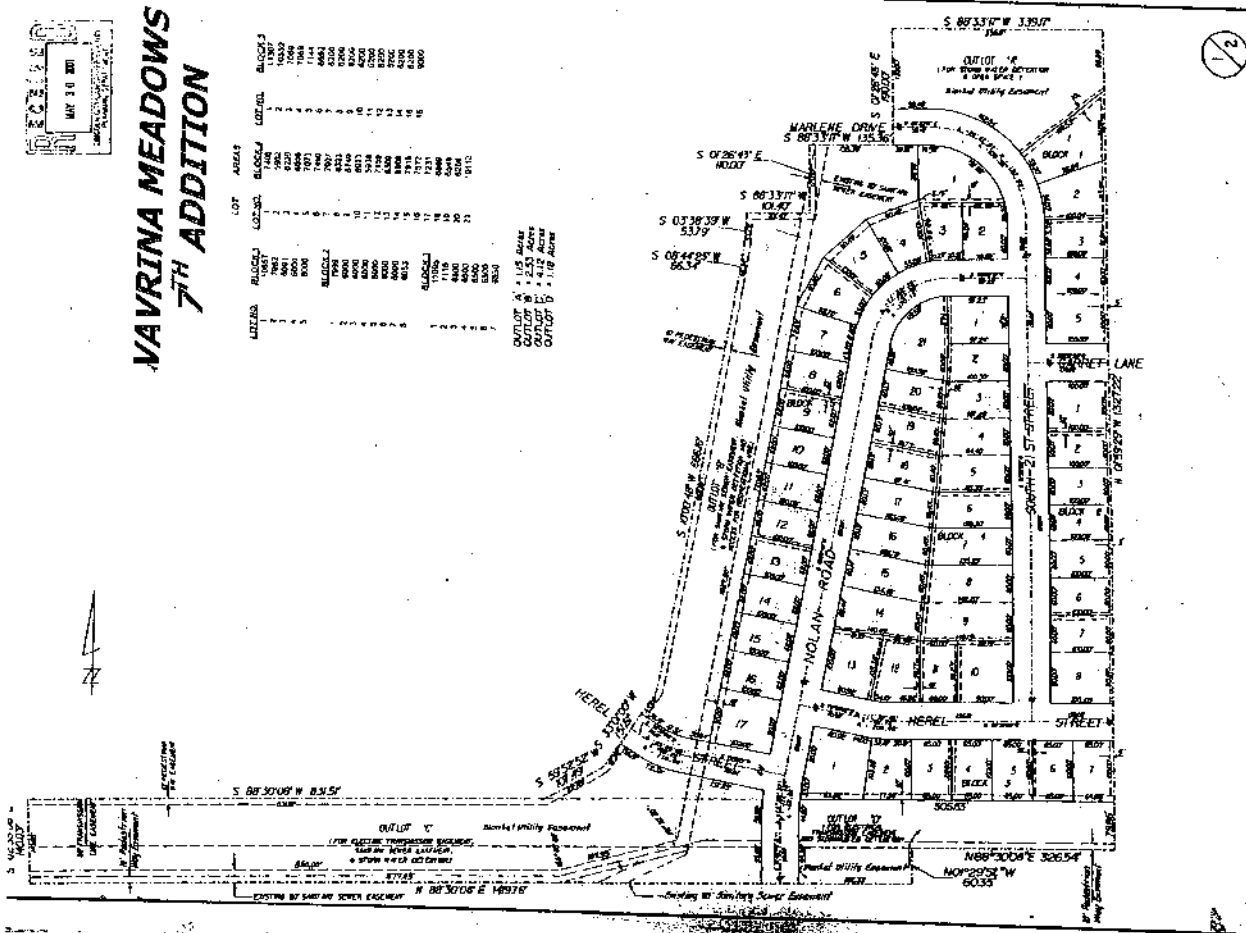




NAVIRINA MEADOWS 7TH ADDITION

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	1.00	11	1.00	21	1.00	31	1.00
2	1.00	12	1.00	22	1.00	32	1.00
3	1.00	13	1.00	23	1.00	33	1.00
4	1.00	14	1.00	24	1.00	34	1.00
5	1.00	15	1.00	25	1.00	35	1.00
6	1.00	16	1.00	26	1.00	36	1.00
7	1.00	17	1.00	27	1.00	37	1.00
8	1.00	18	1.00	28	1.00	38	1.00
9	1.00	19	1.00	29	1.00	39	1.00
10	1.00	20	1.00	30	1.00	40	1.00

LOT 1: 1.00 ACRES
 LOT 2: 1.00 ACRES
 LOT 3: 1.00 ACRES
 LOT 4: 1.00 ACRES
 LOT 5: 1.00 ACRES
 LOT 6: 1.00 ACRES
 LOT 7: 1.00 ACRES
 LOT 8: 1.00 ACRES
 LOT 9: 1.00 ACRES
 LOT 10: 1.00 ACRES
 LOT 11: 1.00 ACRES
 LOT 12: 1.00 ACRES
 LOT 13: 1.00 ACRES
 LOT 14: 1.00 ACRES
 LOT 15: 1.00 ACRES
 LOT 16: 1.00 ACRES
 LOT 17: 1.00 ACRES
 LOT 18: 1.00 ACRES
 LOT 19: 1.00 ACRES
 LOT 20: 1.00 ACRES
 LOT 21: 1.00 ACRES
 LOT 22: 1.00 ACRES
 LOT 23: 1.00 ACRES
 LOT 24: 1.00 ACRES
 LOT 25: 1.00 ACRES
 LOT 26: 1.00 ACRES
 LOT 27: 1.00 ACRES
 LOT 28: 1.00 ACRES
 LOT 29: 1.00 ACRES
 LOT 30: 1.00 ACRES
 LOT 31: 1.00 ACRES
 LOT 32: 1.00 ACRES
 LOT 33: 1.00 ACRES
 LOT 34: 1.00 ACRES
 LOT 35: 1.00 ACRES
 LOT 36: 1.00 ACRES
 LOT 37: 1.00 ACRES
 LOT 38: 1.00 ACRES
 LOT 39: 1.00 ACRES
 LOT 40: 1.00 ACRES



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City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01020**

Address

Job Description: **VAVRINA MEADOWS 7TH ADDITION**

Location: **VAVRINA MEADOWS 7TH AD**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **RAY HILL**

Status of Review: **Approved**

4/2/2001 1:42:53 PM

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments: **Approved**

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

RECEIVED

APR - 2 2001

**LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT**